011.A	0001	0309.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	267,300	/	267,300
USE VALUE:	267,300	/	267,300
ASSESSED:	267,300	/	267,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		PLEASANT ST, ARLINGTON

OWNERSHIP

Unit #: 309

Owner 1:	MOY MELISSA A
Owner 2:	
Owner 3:	
Street 1:	60 PLEASANT ST #309
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	YILDIRIM BAHADIR HALIL & -
Owner 2:	YILDIRIM AYSIN YOLTAR -
Street 1:	69 VASSAL LN UNIT 2
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry
Postal:	02138

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 477 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 1 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	267,300			267,300
Total Card	0.000	267,300			267,300
Total Parcel	0.000	267,300			267,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 560.38 | /Parcel: 560.38

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	149093
GIS Ref	
GIS Ref	
Insp Date	10/11/17

!1092!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 011.A-0001-0309.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	267,300	0	.		267,300		Year end	12/23/2021
2021	102	FV	263,700	0	.		263,700		Year End Roll	12/10/2020
2020	102	FV	256,400	0	.		256,400	256,400	Year End Roll	12/18/2019
2019	102	FV	217,200	0	.		217,200	217,200	Year End Roll	1/3/2019
2018	102	FV	180,900	0	.		180,900	180,900	Year End Roll	12/20/2017
2017	102	FV	145,400	0	.		145,400	145,400	Year End Roll	1/3/2017
2016	102	FV	145,400	0	.		145,400	145,400	Year End	1/4/2016
2015	102	FV	132,000	0	.		132,000	132,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:29:51

LAST REV

Date	Time
10/26/20	15:11:12
apro	

USER DEFINED

Prior Id # 1:	149093
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1092

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
YILDIRIM BAHADI	73829-182	2	12/16/2019		258,000	No	No		
GRUBIS JEFF M T	67260-213		5/16/2016		212,500	No	No		
GRUBIS AMY TR,	18573-149		9/25/1987	Family		No	No		
	18573-144		9/1/1987		85,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/30/2020	SQ Returned	JO	Jenny O
1/23/2020	SQ Mailed	JO	Jenny O
10/11/2017	Measured	DGM	D Mann
3/15/2017	SQ Returned	EMK	Ellen K
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6031																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:	Spl Credit	Total:

EXTERIOR INFORMATION

Type:	7 - Condo Garden
Sty Ht:	5 - 5 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	2 - Steel
Prime Wall:	8 - Brick Veneer
Sec Wall:	%
Roof Struct:	4 - Flat
Roof Cover:	4 - Tar & Gravel
Color:	BRICK
View / Desir:	F - Fair

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1971	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	%		
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	S - Side
Total Units:	
Floor:	3 - 3rd Floor
% Own:	0.903699994
Name:	16 - 6031

DEPRECIATION

Phys Cond:	AV - Average	28. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		28.8 %

CALC SUMMARY

Basic $ / SQ:	325.00
Size Adj.:	1.75786161
Const Adj.:	0.90818930
Adj $ / SQ:	518.853
Other Features:	32667
Grade Factor:	1.00
NBHD Inf:	1.34000003
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	375414
Depreciation:	108119
Depreciated Total:	267295

COMMENTS

Building Number 1.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 1	BRs: 1	Baths: 1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	1	1	0
Totals			
1	1	1	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	695.26
Special Features:	0	Val/Su Net:	560.38
Final Total:	267300	Val/Su SzAd	560.38

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	477	518.850	247,493

Net Sketched Area:	477			Total:	247,493
Size Ad	477	Gross Area	477	FinArea	477

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

011.A-0001-0309.0

IMAGE

AssessPro Patriot Properties, Inc